

# **\$469,900 - 450 Colby Drive, Colby Village**

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MLS® #202324827

**\$469,900**

4 Bedroom, 3.00 Bathroom, 2,322 sqft

Residential on 0.19 Acres

16-A, Colby Village, NS

This gorgeous home in the heart of Colby Village shows pride of ownership throughout. As you walk into the majestic entryway, you will be met by gleaming hardwood stairs. On the main level, the beautiful hardwood floors flow through the living room, formal dining room, and into the three spacious bedrooms. The master bedroom features a walk-in closet and full ensuite bathroom with water jet tub, perfect for relaxing those tired bones. The bright eat-in kitchen has been recently updated, and offers a ton of counter space and storage. The kitchen has a walk-out to the large back deck, perfect for entertaining on those hot summer nights. As if that weren't enough, there is another full bathroom on this level, and lots of extra storage areas. Downstairs, you will find a massive family room with a cozy propane fireplace for those cold Nova Scotia winters, with commercial-quality berber to help keep your feet warm. There is another bedroom on this level, as well as another full bathroom. The laundry room has plenty of storage space and shelving. This level also features access to the attached 1.5 car garage, so you don't have to worry about shoveling the snow off your car in the winter. Other features and upgrades include: New windows (kitchen), new door with built-in blinds (kitchen), new stove & stove hood, new entry light switch with timer, new bathroom sinks (ensuite and 2nd floor main bath), new showerheads, new railing and wainscotting, new garage door (garage door



opener serviced), some new thermostats, and extra hardwood & ceramic will be left behind. All of this on public transit routes (less than a minute away!) and within walking distance to two schools. Book your viewing today!

Built in 1987

**Essential Information**

MLS® #	202324827
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,322
Acres	0.19
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 11th, 2024

**Community Information**

Address	450 Colby Drive
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Colby Village
County	Halifax
Province	NS
Postal Code	B2V 2K3

**Amenities**

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, 1.5, Double, Paved
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Finished

## Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Caldwell Road Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Exit Real Estate Professionals
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